

6-23-05 signatures on deed

9-19-05

20050919-0003609

A.P. No. 162-15-602-009

Escrow No. 508148-MP/

R.P.T.T. Exempt ~~16~~ \$26,637.30

Fee: \$17.00

RPTT: \$26,637.30

NXC Fee: \$0.00

09/19/2005

14:35:08

T20050171806

Requestor:

COMMERCE TITLE

Frances Deane

CDO

Clark County Recorder

Pgs: 4

WHEN RECORDED MAIL TO:

Maryland Square, LLC., a Nevada limited liability company
300 First Avenue
Needham, Ma 02494

MAIL TAX STATEMENT TO:

Maryland Square, LLC., a Nevada limited liability company
300 First Avenue
Needham, Ma 02494

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clark County School District, Board of Trustees

do(es) hereby GRANT, BARGAIN and SELL to

Maryland Square, LLC., a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for legal description.

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/20/2005

APN: 162-15-602-009
Escrow: 508148-MP

CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES

By: [Signature]
Larry P. Mason, President

BY: [Signature]
Denise M. Brodsky, Clerk

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on June 23, 2005 by
Larry P. Mason, President and Denise M. Brodsky, Clerk, Clark County School
District Board of School Trustees.

[Signature]
Notary Public
(My commission expires 03-29-09)

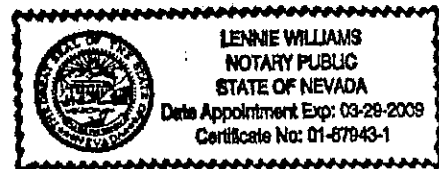


EXHIBIT "A"

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 21 South, Range 61 East, M.D.M., described as follows:

Lot Two (2) as shown by map thereof in File 108 of Parcel Maps, Page 70, in the Office of the County Recorder of Clark County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 162-15-602-005 009
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 5,222,840.00
(_____)
\$ 5,222,840.00
\$ 26,637.30

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Agent

Signature: _____

Capacity: Agent

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Clark County School District
Address: 4212 Eucalyptus Avenue
City: Las Vegas
State: Nevada Zip: 89181

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Maryland Square LLC
Address: 3355 Las Vegas Blvd. South
City: Las Vegas
State: Nevada Zip: 89109

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Commerce Title Company Escrow #: 508148 MP/
Address: 8970 West Tropicana Avenue, Suite 6
City: Las Vegas State: NV Zip: 89147

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3609